

**City of Alamo Heights**

**ARCHITECTURAL REVIEW BOARD**

**MINUTES**

August 19, 2014

The Architectural Review Board held its regularly scheduled meeting at the City of Alamo Heights *temporary offices located at 1248 Austin Hwy, Suite 220* on Tuesday, August 19, 2014, at 5:30 p.m.

**Members present and composing a quorum of the Board:**

John Gaines, Vice Chair

Al Honigblum

Phil Solomon

Mike McGlone

Mary Bartlett

**Members absent:**

Paul Fagan, Chair

Grant McFarland

**Staff present:**

Lety Hernandez, Planner

David Harris, Interim Director

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The meeting was called to order by Mr. Gaines at 5:37 p.m.

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Mr. Honigblum moved to approve the minutes of July 15, 2014 with corrections, seconded by Mr. Gaines. The motion was approved with the following vote:

FOR: Bartlett, Honigblum, McGlone, Solomon

AGAINST: None

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Mr. Honigblum moved to take up Case No. 553F first as the applicant was from Houston and returning home tonight, seconded by Mr. Solomon. The motion was approved with the following vote:

FOR: Bartlett, Honigblum, McGlone, Solomon

AGAINST: None

**Case No. 553 F      Request of Highlights Electric, applicant, representing Amegy Bank, owner, for installation of additional exterior lighting fixtures at 5408 Broadway St under Chapter 2 Administration for Architectural Review.**

Mr. Harris presented the case and Mr. Clyde Brian with Highlights Electric, spoke regarding the proposed outside lighting at the facility. Many Board Members commented that the

amount of proposed lighting for the facility appeared to be more than was needed to meet State Finance Code.

Mr. Honigblum moved table this case to next month and asked the applicant to provide them a photometric study of the existing lighting plan and a proposed plan that met the basic requirements of the law, seconded by Mr. Solomon. The motion was approved with the following vote:

FOR: Bartlett, Honigblum, McGlone, Solomon  
AGAINST: None

The Board also commented that once the information has been provided to the Board for the next meeting, the applicant could join the meeting via conference call thereby avoiding an additional trip to San Antonio.

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**Case No. 548 S      Request of Kayde McCormick, applicant, for permanent signage at 5204 Broadway St. (The Ballet Conservatory of South Texas)**

Mr. Harris presented the case to the Board.

Mr. Honigblum moved to approve the signage as presented, seconded by Ms. Bartlett. The motion was approved with the following vote:

FOR: Bartlett, Honigblum, McGlone, Solomon  
AGAINST: None

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**Case No. 552 S      Request of Lewis Signs, applicant, for permanent signage at 4904 Broadway St. (Tejas Fit)**

Mr. Harris presented the case to the Board. Alexander Hutchinson, the business owner, was present, however a representative from Lewis Signs was not. The Board had questions about dimensions of the sign and the night time lighting.

Mr. Honigblum moved to table Case No. 552S until Lewis Signs arrived, seconded by Mr. Gaines. The motion was approved with the following vote:

FOR: Bartlett, Honigblum, McGlone, Solomon  
AGAINST: None

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**Case No. 546 P      Request of Patrick Christensen, applicant, representing University of Incarnate Word for the preliminary design review of the proposed replacement structure at the property located at 4600 Broadway and related lots (No Action Required)**

Mr. Harris stated that after the joint Council/ARB meeting on August 5, Mr. Christensen was going to meet with representatives from CVS and submit a revised plan. They are

Mr. Honigblum moved to approve Case No. 549F as presented declaring no significance to the existing structure and compatibility for the proposed structure, seconded by Mr. McGlone. The motion was approved with the following vote:

FOR: Bartlett, McGlone, Honigblum, Solomon

AGAINST: None

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**Case No. 550F**      **Request of Richard Garison, AIA, applicant, representing Richard and Kim Nunley, owners for the significance and compatibility review of the proposed replacement structure at 406 Evans Ave under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 68% of the street-facing front façade.**

Mr. Harris presented the case and Mr. Garison spoke on the project.

Mr. Solomon moved to approved Case No. 550F as presented declaring no significance to the existing structure and compatibility for the proposed structure, seconded by Ms. Bartlett. The motion was approved with the following vote:

FOR: Bartlett, McGlone, Honigblum, Solomon

AGAINST: None

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**Case No. 552 S**      **Request of Lewis Signs, applicant, for permanent signage at 4904 Broadway St. (Tejas Fit)**

Staff provided a handout detailing the proposed sign's dimensions and the business owner, Mr. Hutchinson, stated that the e-mails detailed the back-lighting of the sign stating the perimeter of the letters would be back-lit with LEDs.

Mr. Honigblum moved to approved Case No. 552S, seconded by Ms. Bartlett. Mr. McGlone offered a friendly amendment requesting that the existing holes from the existing sign be filled in and painted. Mr. Honigblum and Ms. Bartlett agreed to the friendly amendment. The motion was approved with the following vote:

FOR: Bartlett, Honigblum, McGlone, Solomon

AGAINST: None

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Mr. Harris added that Ms. Hernandez has a new title, Planner, and the Board offered congratulations.

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Mr. Solomon moved to adjourn the meeting at 6:35 p.m., seconded by Mr. McGlone. The motion was approved with the following vote:

FOR: Fagan, Honigblum, McGlone, Solomon

AGAINST: None

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THE PROCEEDINGS OF THE MEETING ARE ALSO DIGITALLY RECORDED, AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.

  
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John Gaines, Vice Chair

9/16/14

  
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Date Signed & Filed  
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David Harris  
Interim Director  
Community Development Services